094.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,100 / 765,100
					USE VALUE:	765,100 / 765,100
					ASSESSED:	765,100 / 765,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOCH JOHN R & ROSEMARY
Owner 2:	
Owner 3:	
Street 1:	100 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,680 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Wood Shingle Exterior and 2004 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6680.000	330,200	600	434,300	765,100
Total Card	0.153	330,200	600	434,300	765,100
Total Parcel	0.153	330,200	600	434,300	765,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.79 | /Parcel: 381.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61569

GIS Ref

GIS Ref

Insp Date 10/31/18

!7729!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,200	600	6,680.	434,300	765,100	765,100	Year End Roll	12/18/2019
2019	101	FV	244,800	700	6,680.	440,500	686,000	686,000	Year End Roll	1/3/2019
2018	101	FV	244,800	700	6,680.	328,800	574,300	574,300	Year End Roll	12/20/2017
2017	101	FV	244,800	700	6,680.	297,800	543,300	543,300	Year End Roll	1/3/2017
2016	101	FV	244,800	700	6,680.	285,400	530,900	530,900	Year End	1/4/2016
2015	101	FV	234,700	700	6,680.	242,000	477,400	477,400	Year End Roll	12/11/2014
2014	101	FV	234,700	700	6,680.	229,500	464,900	464,900	Year End Roll	12/16/2013
2013	101	FV	234,700	700	6,680.	218,400	453,800	453,800		12/13/2012

PRINT

Date	Time
12/10/20	22:20:26

LAST REV

Date	Time
06/25/19	10:53:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12018-675		6/14/1971		30,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Inspected	BS	Barbara S
9/11/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Inspected	189	PATRIOT
1/12/2009	Measured	336	PATRIOT
5/16/2000	Inspected	276	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6680		Sq. Ft.	Site		0	70.	0.93	5									434,279						434,300	

Total AC/HA: 0.15335 | Total SF/SM: 6680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,279 | Spl Credit | Total: 434,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17395210
Const Adj.:	0.99989998
Adj $ / SQ:	158.468
Other Features:	88250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448606
Depreciation:	118432
Depreciated Total:	330174

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 6		Baths: 2				HB			

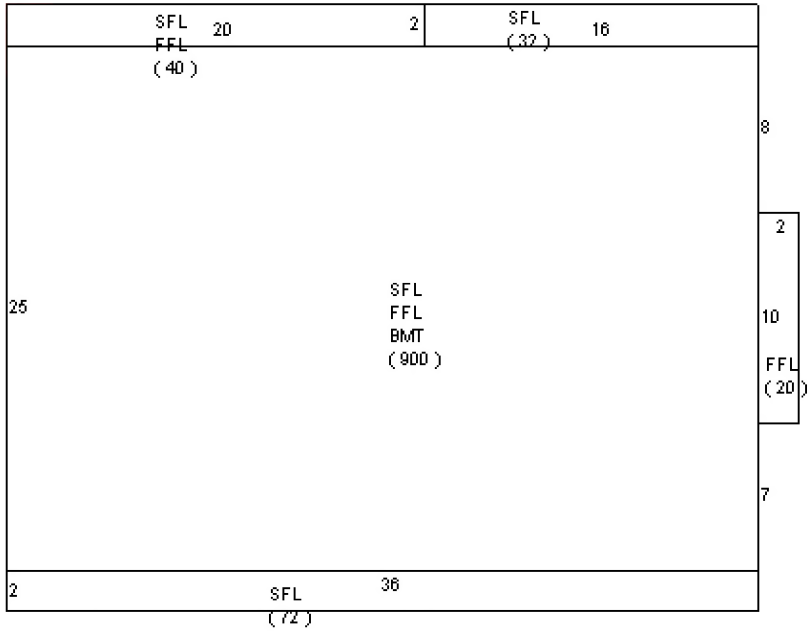
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	6	
Totals			
1	8	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,044	158.470	165,440
FFL	First Floor	960	158.470	152,129
BMT	Basement	900	47.540	42,786
	Net Sketched Area:	2,904	Total:	360,355
Size Ad	2004	Gross Are	2904	FinArea 2004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	158.47
Special Features:	0	Val/Su Net:	113.71
Final Total:	330200	Val/Su SzAd	164.77

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	2007	0.00	T	9.6	101						
19	Patio	D	Y	1	12X12	A	AV	2007	4.85	T	9.6	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600